

116.0

0010

0004.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
621,100 / 621,100  
621,100 / 621,100  
621,100 / 621,100

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
270		FOREST ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: ORIANS COLIN/LIDA	
Owner 2:	
Owner 3:	

Street 1: 270 FOREST STREET  
Street 2:Twn/Cty: ARLINGTON  
St/Prov: MA Cntry Own Occ: Y  
Postal: 02474 Type:PREVIOUS OWNER  
Owner 1: ADEDEJI BOSEDE P -  
Owner 2: -  
Street 1: 270 FOREST STREET  
Twn/Cty: ARLINGTON  
St/Prov: MA Cntry  
Postal: 02474NARRATIVE DESCRIPTION  
This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1600 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.OTHER ASSESSMENTS  

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS  

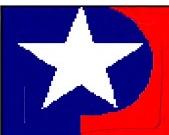
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5421		Sq. Ft.	Site		0	70.	1.07	5									407,843						407,800	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5421.000		213,300				407,800		621,100						75055	
																	GIS Ref					
																	GIS Ref					
																	Insp Date					
																	09/13/18					



## USER DEFINED

Prior Id # 1:	75055
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	08:24:14
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	213,300	0	5,421.	407,800	621,100		Year end	12/23/2021
2021	101	FV	206,300	0	5,421.	407,800	614,100		Year End Roll	12/10/2020
2020	101	FV	206,300	0	5,421.	407,800	614,100	614,100	Year End Roll	12/18/2019
2019	101	FV	190,800	0	5,421.	413,700	604,500	604,500	Year End Roll	1/3/2019
2018	101	FV	186,100	0	5,421.	308,800	494,900	494,900	Year End Roll	12/20/2017
2017	101	FV	186,100	0	5,421.	279,700	465,800	465,800	Year End Roll	1/3/2017
2016	101	FV	186,100	0	5,421.	268,000	454,100	454,100	Year End	1/4/2016
2015	101	FV	174,500	0	5,421.	227,200	401,700	401,700	Year End Roll	12/11/2014

Parcel ID 116.0-0010-0004.0

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADEDEJI BOSEDE	47360-412		4/28/2006		360,000	No	No		
HIGGINS HELEN	22297-215		8/14/1992		164,000	No	No	Y	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/7/2016	21	Solar Pa	2,069	1/7/2016				solar panel instal
7/14/2015	948	Renovate	50,000	7/14/2015				Remodeling the kit
7/9/2013	1036	Wood Dec	9,000	C				
11/14/2012	1491	Manual	3,451	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Inspected	PH	Patrick H
9/4/2018	MEAS&NOTICE	BS	Barbara S
5/1/2014	External Ins	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
5/1/2013	Info Fm Prmt	EMK	Ellen K
1/20/2009	Meas/Inspect	294	PATRIOT
7/13/2006	MLS	HC	Helen Chinal
11/3/2000	Hearing N/C	201	PATRIOT
3/20/2000	Inspected	270	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 5 - Cape	1	Rating: Average		Full Bath: 1	A Bath:	Rating:		3/4 Bath: 1	Rating: Average												
Sty Ht: 1T - 1 & 3/4 Sty				A 3QBth:	Rating:			A HBth:	Rating:												
(Liv) Units: 1	Total: 1			1/2 Bath:	Rating:			OthrFix:	Rating:												
Foundation: 1 - Concrete																					
Frame: 1 - Wood																					
Prime Wall: 4 - Vinyl																					
Sec Wall:	%																				
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl																					
Color: BEIGE																					
View / Desir:																					
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>									
Grade: C - Average				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1											
Year Blt: 1954	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:	Alt %:			Fpl: 1	Rating: Average			Other													
Jurisdict:	Fact: .			WSFlue:	Rating:			Upper													
Const Mod:								Lvl 2													
Lump Sum Adj:								Lvl 1													
								Lower													
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				Totals	RMs: 6	BRs: 3	Baths: 1	HB									
Avg Ht/FL: STD				Location:																	
Prim Int Wal 1 - Drywall				Total Units:																	
Sec Int Wall:	%			Floor:																	
Partition: T - Typical				% Own:																	
Prim Floors: 3 - Hardwood				Name:																	
Sec Floors: 6 - Ceramic Tile	20%																				
Bsmnt Flr: 12 - Concrete																					
Subfloor:																					
Bsmnt Gar:																					
Electric: 7 - PHOTOVOLTAIC																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100	% AC:																				
Solar HW: Yes	Central Vac: NO																				
% Com Wal	% Sprinkled																				
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 116.0-0010-0004.0								<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:				Total Special Features:				Total:												